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Connecticut Property Owners Alliance, Inc

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February 3, 2015.

Honorable Members of the Housing Committee,

I am Bob DeCosmo, president of the CTPOA representing the owners of approximately 16,000 rental units here in Connecticut. Today I wish to state that our organization;

OPPOSES AS WRITTEN PB # 5307; AN ACT REQUIRING LANDLORDS TO MAINTAIN LOCKS ON TENANTS' WINDOWS.

It is my belief that this issue is already covered in Building, Housing and Health Codes and our primary objection is this proposal is redundant. CTPOA supports the idea of maintaining not just the window locks, but all the components inside a dwelling unit as to provide safe housing for all.

The CTPOA will support PB# 5307 if the previously mentioned codes having jurisdiction of housing lack this content and additional language was added to the proposal stating “Maintain the locks to the original manufacturer’s specifications” as well as, “The tenant / occupant shall be held responsible for the costs of repairs if they caused the locks to be broken in a reckless or intentional fashion.”

We thank you for your consideration of our position and please feel free to contact me for further clarification or comments on this and any other rental housing matter.

Sincerely,

Bob DeCosmo
President, CTPOA Inc.